Not For Legal Use

Standard N.Y.B.T.U. Form 8002 — Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

11462P0553

THIS INDENTURE, made the 22nd day of April, nineteen hundred and ninety-two

BETWEEN RALPH H. CAPOBIANCO, JULIA G. CAPOBIANCO, his wife, both residing at 144 17th Street, West Babylon, New York 11704

Sale ordered by the Supreme Court of Suffolk County, Index #17363-90, Julia G. Capobianco as Guardian of the Property of Ralph H. Capobianco.

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party of the first part, and FRANK G. RUSSOMANO, MICHELE RUSSOMANO, his wife, both residing at 127 West 4th Street, West Islip, New York

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party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Babylon, County of Suffolk and State of New York, being known and designated as part of Lots 75 and 76 on a certain map entitled "Map of Legion Park, Section No. 1, situated in the Town of Babylon, Suffolk County, Long Island, surveyed by T.F. Selva, Licensed Land Surveyor, Merrick, Long Island" and filed in the Office of the Clerk of the County of Suffolk as Map No. 1640 on July 20, 1945, and being more particularly bounded and described as follows:

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BEGINNING at a point on the southerly side of 17th Street, distant 360 feet easterly from the corner formed by the intersection of the southerly side of 17th Street with the easterly side of 14th Street;

RUNNING THENCE easterly along the southerly side of 17th Street, 60 feet;

THENCE southerly at right angles to the southerly side of 17th Street, 125 feet;

THENCE westerly and parallel with the southerly side of 17th Street, 60 feet;

THENCE northerly and again at right angles to the southerly side of 17th Street, 125 feet to the southerly side of 17th Street at the point or place of BEGINNING.

RECORDED
$ 440.-
MAY 7
27073

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Julia G. Capobianco
JULIA G. CAPOBIANCO
Ralph H. Capobianco,
RALPH H. CAPOBIANCO
by Julia G. Capobianco,
his Attorney in Fact

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STATE OF NEW YORK, COUNTY OF Suffolk ss:

On the 12 day of April in the year 1992 before me personally came

JULIA G. CAPOBIANCO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

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RICHARD P LANGROCK
Notary Public, State of New York
No. 4795510
Qualified in Suffolk County
Commission Expires March 30, 1993

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

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STATE OF NEW YORK, COUNTY OF ss:

On the [redacted] day of April 19 92, before me personally came

[redacted]

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

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Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. Texas 19654

RALPH H. CAPOBIANCO
JULIA G. CAPOBIANCO, his wife

TO

FRANK G. RUSSOMANO
MICHELE RUSSOMANO, his wife

[redacted]

SECTION 136
BLOCK 03
LOT 40
COUNTY OR TOWN

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO

THOMAS B. LICARI
VINCENT S. ALAIMO
ATTORNEYS AT LAW
8 LAUREL AVENUE
EAST ISLIP, NEW YORK 11730

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

2103

MAY 7 11 Cn Ai '92

EDWARD P. ROMAINE